

Town of Nolensville
Planning Commission Meeting
Regular Meeting
September 14, 2006
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: Matt Happel, Jimmy Alexander, Larry Gardner, Frank Wilson, Rick Owens, Willis Wells, Tommy Dugger, and Bob Haines.
Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith.

Agenda Item I- Meeting called to order by Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Matt Happel made a motion to approve the minutes for August 10, 2006. Frank Wilson seconded the motion passed unanimously.

Agenda Item IV - Citizen Comments

Linda Moses – 2230 Rocky Springs Road- stated that Jenkins Presbyterian Church would be having a children carnival on September 23. She also stated, “Just because there were not a lot of people hear tonight, does not mean they do not care.” She had some concerns about all the trees being cleared away on the new school property.

Agenda Item V- New Business

A. Subdivision Review:

1. Ballenger Farms Final Plat, Phase 3, Section 2

Richard Woodroof stated that staff recommendations were for approval with setting the performance bond at \$182,000 (street and drainage improvements) and landscaping bond at \$23,000. This is another phase of the OSD development with 39 lots and Mike Anderson (Anderson and Delk) is here if you have any questions.

Jimmy Alexander made a motion to approve Ballenger Farms Final Plat, Phase 3, Section 2 and setting the Performance Bond at \$182,000 and the Landscaping Bond at \$23,000. Bob Haines seconded the motion passed unanimously.

2. Nichols Subdivision, Preliminary Plat

Richard Woodroof stated this is a standard subdivision with 152 Lots. Here tonight is Glen McGee with Centex Homes the developer and Greg Gamble with Land Design the civil engineer. One of the things Henry and I have looked at is the Tree Preservation. When the Construction Drawing is turned in, the Town will need to see all of the trees that have a 12” DBH, which is diameter at breast height. This will help them meet there requirement for tree units for the cleared off areas. The Town is in the process of changing the road cross section to 3” of binder and 2” of asphaltic concrete surface, due to all the construction traffic. They have agreed to this. The Town is asking for the development to have a turn lane into the subdivision and a left turn lane at the intersection of Britain Lane and Nolensville Road. Also at 80% build out they will come back and repair the road (Britain Lane/Maxwell Lane) and top it. The Town will have the road bonded until it is done.

Greg Gamble did a presentation of the Preliminary Plat. He stated that they would have a preservation buffer located on the western boundary of the lots adjacent to the Brentwood Limits (lot 19, 20, and 23 through 30) and agreed to make the recommended road improvements and turn lanes as recommended by Town Staff.

Jimmy Alexander made a motion to approve the Nichols Property, Preliminary Plat. Larry Gardner seconded the motion, passed unanimously.

3. Benington, Final Plat, Section 2

Richard Woodroof stated the preliminary plat and the construction drawing were approved through the County. The County does not require as much landscaping as we do; there will not be a landscaping bond for this section. The performance bond will be set at \$135,000; it will cover roads, storm water, and if there are any smaller landscaping that needs to be addressed. The Town could use the bond for that. Staff recommendation is for approval. Corky Demetros is here tonight, if you have any question.

Tommy Dugger made a motion for approval on Benington, Final Plat, Section 2 with setting the performance bond at \$135,000. Larry Gardner seconded the motion, passed unanimously.

Bob Notestine stated the Paula Taube property touched this section of the development. In the process of annexation, she had some concerns. Has she been contacted?

Corky Dementros responded, "She has not."

Matt Happel made a motion to amend, to require the developer to notify Mrs. Taube on thier plans. Bob Haines seconded the motion, passed unanimously.

4. Benington, Final Plat, Section 3

Richard Woodroof stated Section 3 has 6 lots. Staff recommendation is for approval and to set the bond at \$27,000.

Frank Wilson made a motion to approve Benington, Final Plat, Section 3 with the bond set at \$27,000. Bob Haines seconded the motion, passed unanimously.

B. Zoning Amendments

1. Amendment to add Recreation, Commercial, Indoor Use category to Village District

Larry Gardner made a motion to defer the amendment to add recreation, commercial, indoor use category to Village District. Matt Happel seconded the motion, passed unanimously.

2. Amendment to adopt architectural design standards of Appendix E

Beth Weaver-Lothers and David Verner presented to the Planning Commission on the Design Review Manual.

Henry Laird stated the function of the Design Review Committee is to serve as advisory to the Planning Commission, Board of Mayor and Alderman, Historic Zoning Commission, and staff. The main purpose is to recommend to the Planning Commission the standards and processes needed to conduct design review and aid all town Commissions and staff in commenting/advising on architectural design of specific project submittals, both in the preliminary conceptual phase and later at the detailed building plan review stage. It shall make recommendations to the Planning Commission on whether proposed architectural designs of non-residential, mixed-use,

and attached residential developments meet Town design standards at the site plan approval phase, and, also, recommend approval/disapproval to the building official of architectural construction plans after Planning Commission site approval and before final approval of building permit.

Tommy Dugger made a motion to approve the adoption of the architectural design standards of Appendix E. Matt Happel seconded the motion, passed unanimously.

The items B. 3-6 were taken up.

3. Amendments to all commercial related districts to apply architectural design standards except in Office Industrial District.
4. Amendments to Article 8 Performance Standards
5. Amendments to Site Plan Review, Appendix C, to revise process for design review
6. Consider changing Planning Commission by-Laws concerning application deadline timeframe.

Henry Laird addressed the Planning Commission with the changes he would like to see for items 3-6. The draft changes are attached.

Tommy Dugger made a motion to approve the changes for items 3-6 that Mr. Laird drafted. Matt Happel seconded the motion, passed unanimously.

C. Subdivision Regulation

1. Amendment to change application deadline timeframe

Tommy Dugger made a motion to change to application deadline from 28 days to 35days. Matt Happel seconded the motion passed unanimously.

2. Recommended Subdivision Regulation Changes

Richard Woodroof went over the proposed changes he would like to see in the changes to the Subdivision Regulation. He recommended that these changes be added and to just adopt as a new subdivision regulation since there are so many changes.

By acclamation, the Planning Commission passed to have Richard Woodroof to move forward with getting the changes to bring back to the board to adopt a new subdivision regulation.

The proposed changes are attached.

Agenda Item VI - Old Business

Agenda Item VII - Other Business

A. Monthly Bond Report

Richard Woodroof stated the amount for the Performance/Maintenance/Landscape Bond is \$5,264,269.40 and the Builder Bond amount is \$710,000.00. There are some coming due in December, I will be sending out letter by the end of the month.

Tommy Dugger made a motion to approve the bond reports. Rich Owens seconded the motion, passed unanimously.

Henry Laird stated there are some issues to be considered with the Land Use Policy/Map they are:

Who can request amendment and when.

The need to separate amendment requests from rezoning application.

Require notifications and public hearings for areas affected.

Henry Laird stated the Historic Zoning Commission would like to consider revising building code sections to require 90 day waiting period on any demolition of building 75 years or older or historic significance to Town.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:45 P.M.

Larry Gardner
Secretary for the Planning Commission

Date